



DOWNTOWN DENSITY BONUS PROGRAM (DDBP) SUBMITTAL APPLICATION

INSTRUCTIONS

A property owner (**Owner**) or his/her representative (**Applicant**) acting on behalf of the Owner can initiate an administrative request to the Director of Planning (Director) seeking additional Floor-to-Area (FAR) entitlements as outlined in [25-2-586 Downtown Density Bonus Program](#).

In order for the Director to conduct an administrative review, the requirements listed below must be submitted. Once an application is deemed complete, the Director will inform the Applicant of review commencement.

The following submittals are required in a complete PDF package of no more than 10 Mb in size with sheets no larger than 11x17 inches:

1. Completed DDBP Application;
2. Vicinity plan/aerial locating the project in its context, and showing a minimum 9 block area around the project;
3. Location and nature of nearby transit facilities;
4. Drawings (submitted drawings should demonstrate compliance with Subchapter E Design Standards, as applicable):
 - o Site plan;
 - o Floor plans;
 - o Exterior elevations (all sides);
 - o Three-dimensional views;
5. As part of the gatekeeper requirements, submit copy of the projects signed Austin Energy Green Building Letter of Intent; and
6. Other items that may be submitted but not required: Narrative / graphics / photos to further describe the project.
7. Coordination memo acknowledgment from the City of Austin's Neighborhood Housing and Community Development Department (NHCD) detailing affordable housing community benefits. Please contact [Ms. Jessi Koch](#) at NHCD for more information.



**DOWNTOWN DENSITY BONUS PROGRAM (DDBP)
SUBMITTAL APPLICATION**

1. Project Name: 1400 Lavaca

2. Property Owner

Name: CZ Properties LLC

Address: 400 Bowie Street, Austin, TX 78701

Phone: 512-476-7979

E-mail: frank@sxsw.com

3. Applicant/Authorized Agent

Name: William Herring

Address: 221 West 6th Street, Suite 1300, Austin, Texas 78701

Phone: 512-404-2249

E-mail: wherring@mwswtexas.com

4. Anticipated Project Address:

1400 Lavaca Street

5. Site Information

- a. Lot area: 35,328 sq. ft.

- b. Existing zoning (include any zoning suffixes such as "H," "CO," etc. If the property has a conditional overlay (CO), provide explanation of conditions (attach additional pages as necessary) :

DMU

- c. Existing entitlements:

- i) Current floor to area (FAR) limitation: 5:1

- ii) Current height limitation (in feet): 120

Capitol Dominance Overlay

- iii) Affected by ~~Capitol View Corridors (CVCs)~~ Yes/No?

Yes

No

If yes, please list specific CVC and allowable maximum height.

the building height is compliant with the Capitol Dominance height regulations, as shown in the attached exhibit. A Capitol Dominance Overlay Determination application has been submitted with the City of Austin.

6. Existing Deed Restrictions

If any, detail existing deed restrictions on the property that impact height and/or density:

None.

7. Proposed Project Information

- a. Total square footage - Only include the square footage that counts towards FAR; see [LDC 25-1-21\(40\), \(44\), and \(45\)](#):

145,220 SF

- b. Gross floor area devoted to the different land use categories included in the project (e.g., retail/restaurant, office, apartment, condominium, hotel):

142,720SF Office, 2,500 SF Restaurant

- c. Number or units (if project includes residential development): n/a

- d. Number of rooms (if hotel or similar use): n/a

- e. Number of floors: 13

- f. Height: 171'

- g. Maximum FAR requested: 4.11 F.A.R., 5:1 max

8. Gatekeeper Requirements

Provide an explanation of how this project meets the *Gatekeeper* requirements of the DDBP as described in 25-2-586. Attach additional page(s) as necessary:

The project is substantially complying with the gatekeeper requirements as follows:

1. The urban design guidelines are being complied with as shown on the UDG spreadsheet attached to this application;
2. The developer will execute a restrictive covenant committing to provide streetscape improvements along public street frontages, consistent with the Great Street Standards as shown on the attached exhibits;
3. The developer will enter into a LOI with Austin Energy and execute a restrictive covenant to achieve a minimum two star rating under the Austin Energy Green Building program.

9. Community Benefits

Detail which community benefits will be used and how they will be applied (affordable housing on site, fee in lieu of, affordable housing + community benefit, etc.). Attach additional page(s) as necessary:

Because the proposed project has no residential component, the LDC does not require any community benefits.

10. Density Bonus Calculation

Provide a calculation method of how the additional FAR is sought including site area and amount per square foot. Calculation should include all *Gatekeeper* items plus all community benefits:

Current Height Limit: 120'

78,620 SF WWH 11/22/16

Current Gross Floor Area within the Current Height Limit: ~~98,620 SF~~

Additional Height Request: 51'

Additional Gross Floor Area contained within the portion of the structure that exceeds the maximum height allowed: ~~46,600 SF~~

66,600 SF WWH 11/22/16

Gatekeeper Requirements:

Compliance with the Urban Design Guidelines

Compliance with Great Streets Standards

Compliance with a two star rating under the Austin Energy Green Building Program

11. Relate Project to the Urban Design Guidelines for Austin

Provide detailed explanation of how the project substantially complies with the [Urban Design Guidelines for Austin](#) (UDG) with reference to specific guidelines by completing the attached UDG spreadsheet. Attach additional page(s) as necessary.

12. Acknowledgements

- a. Applicant has reviewed [25-2-586 Downtown Density Bonus Program](#):

Yes No

- b. Applicant understands that a standard restrictive covenant template will be drafted by the City of Austin to address Gatekeeper requirements in accordance with 25-2-586:

Yes No

- c. Applicant understands that submittal of the project's signed Austin Energy Green Building Letter of Intent and accompanying scorecard is mandatory:

Yes No

- d. Applicant has received and reviewed a copy of the [Urban Design Guidelines for Austin](#):

Yes No

- e. Applicant has scheduled presentation to the Design Commission Working Group and follow-up Design Commission Meeting by coordinating dates with Design Commission Liaison (Jorge.rousseau@austintexas.gov):

Yes No

- f. If considering in lieu fee or provision of on-site affordable housing as a public benefit, Applicant has scheduled a coordination meeting with the Neighborhood Housing and Community Development Department to detail program requirements and obtained letter of affordability from NHCD:

Yes No Not applicable as there is no residential component.



Signed: Owner or Applicant

Authorized Agent [William Herring](#)

Date submitted [10/3/16](#)



**DOWNTOWN DENSITY BONUS PROGRAM (DDBP)
APPLICANT'S SUBMITTAL CHECKLIST**

Submitted:

- Completed DDBP Application;

- Vicinity plan/aerial locating the project in its context, and showing a minimum 9 block area around the project;

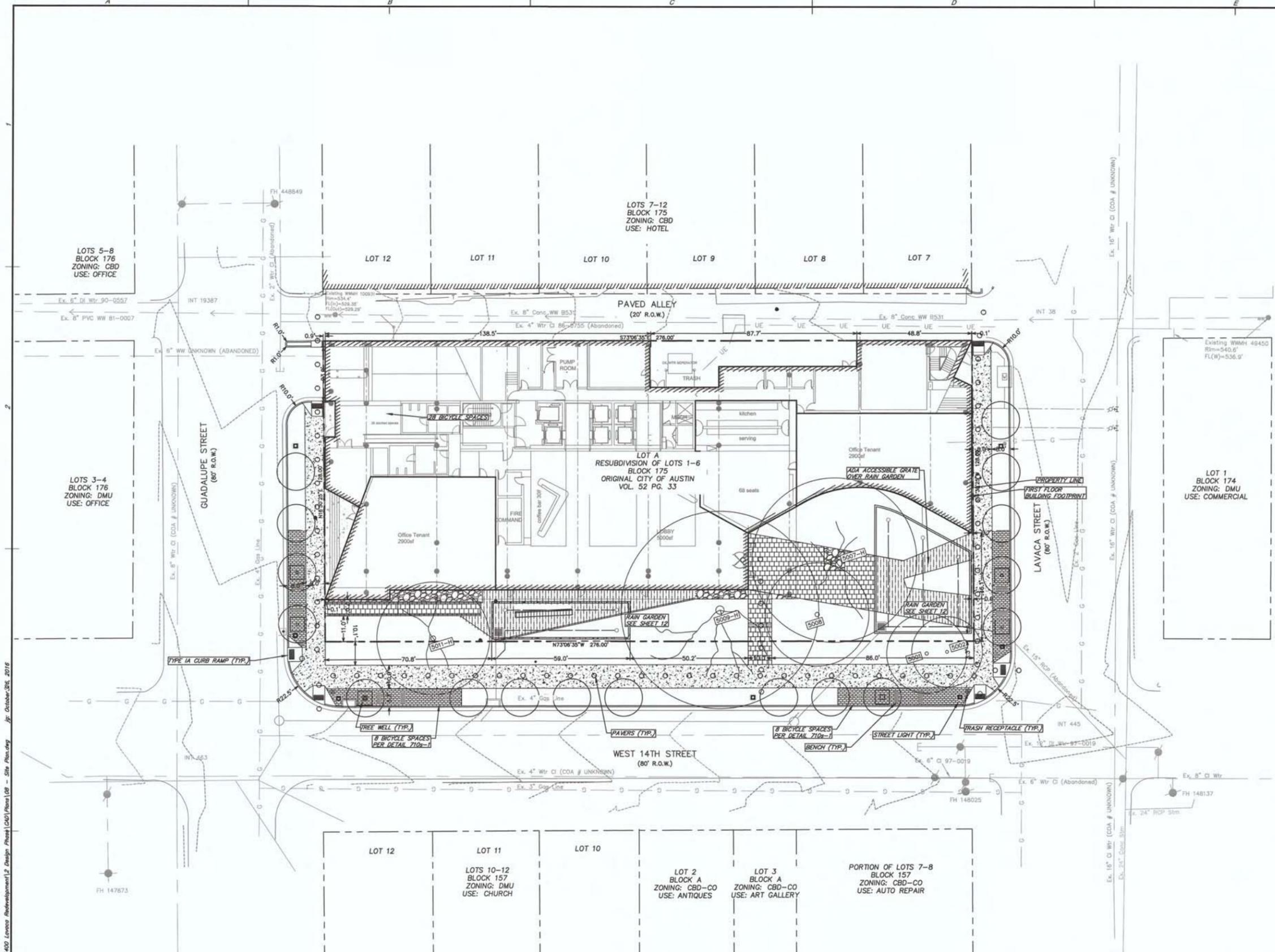
- Location of nearby transit facilities;

- Drawings:
 - Site plan;
 - Floor plans;
 - Exterior elevations (all sides) with height and FAR calculations;
 - Three-dimensional views;

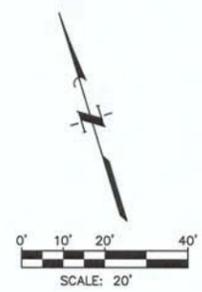
- Copy of the project's signed Austin Energy Green Building Letter of Intent and scorecard;

- Other items that may be submitted but not required: Narrative / graphics / photos to further describe the project; and

- Letter of affordability and acknowledgment from NHCD for affordable housing community benefit.
Not applicable as there is no residential component.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



- PROPOSED LEGEND**
- FIRE HYDRANT W/ GATE VALVE
 - WATERLINE W/ GATE VALVE
 - WASTEWATER W/ MANHOLE
 - WASTEWATER W/ CLEANOUT
 - STORM SEWER W/ MANHOLE
 - FENCE/GATE
 - FIRE LANE
 - ADA ROUTE
- EXISTING LEGEND**
- FIRE HYDRANT W/ GATE VALVE
 - WATERLINE W/ GATE VALVE
 - WATERLINE W/ METER
 - WASTEWATER W/ MANHOLE
 - WASTEWATER W/ CLEANOUT
 - STORM SEWER W/ MANHOLE
 - STORM SEWER W/ CURB INLET
 - OVERHEAD ELECTRIC W/ POWER POLE
 - GAS LINE

REVISIONS

No.	Date	App.

JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
1701 Directors Boulevard, Suite 600 • Austin, Texas 78744 • 512.441.9800

DESIGNED BY: STP
CHECKED BY: MPP
DATE: SEPTEMBER 2016
JOB NO.: ABS1-0001-00

DRAWN BY: JLG



1400 LAVACA STREET, AUSTIN, TX 78701
1400 LAVACA REDEVELOPMENT

SITE PLAN

SITE TABLE

	ALLOWABLE	PROPOSED
SITE AREA (AC)	0.81	
EX. IMPERVIOUS COVER (SF)	29,838.55	
EX. % IMPERVIOUS COVER	84.70	
PROPOSED IMPERVIOUS COVER (SF)	31,233.00	
PROPOSED % IMPERVIOUS COVER	100	88.40

PARKING TABLE

USE	AREA (SF)	FLOOR	SUGGESTED	REDUCED	PROVIDED
CORPORATE HQ (1 PER 275)	137,165	7-12	499		
GEN. OFFICE (1 PER 275 SF)	5,800	1	21		
QUALITY REST. (1 PER 100 SF)	1,800	1	18		
COFFEE BAR (1 PER 100)	300	1	3		
TOTAL	145,065		541		299

GARAGE PARKING TABLE

GARAGE LEVEL	2	3	4	5	6	TOTAL
FLOOR AREA (SF)	26,660	26,660	26,660	26,660	26,660	133,300
COMPACT	16	18	18	18	21	91
ADA	7					7
REGULAR	34	42	42	42	41	201
PER FLOOR TOTALS	47	60	60	60	62	299

SITE PLAN APPROVAL SHEET 9 OF 21
FILE NUMBER: SP-2016-0452C APPLICATION DATE: SEPTEMBER 27, 2016
APPROVED BY COMMISSION ON UNDER SECTION 25-6 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-6-01, LDC) CASE MANAGER -
PROJECT EXPIRATION DATE (ORD.#970905-A) DWPE X DOZ

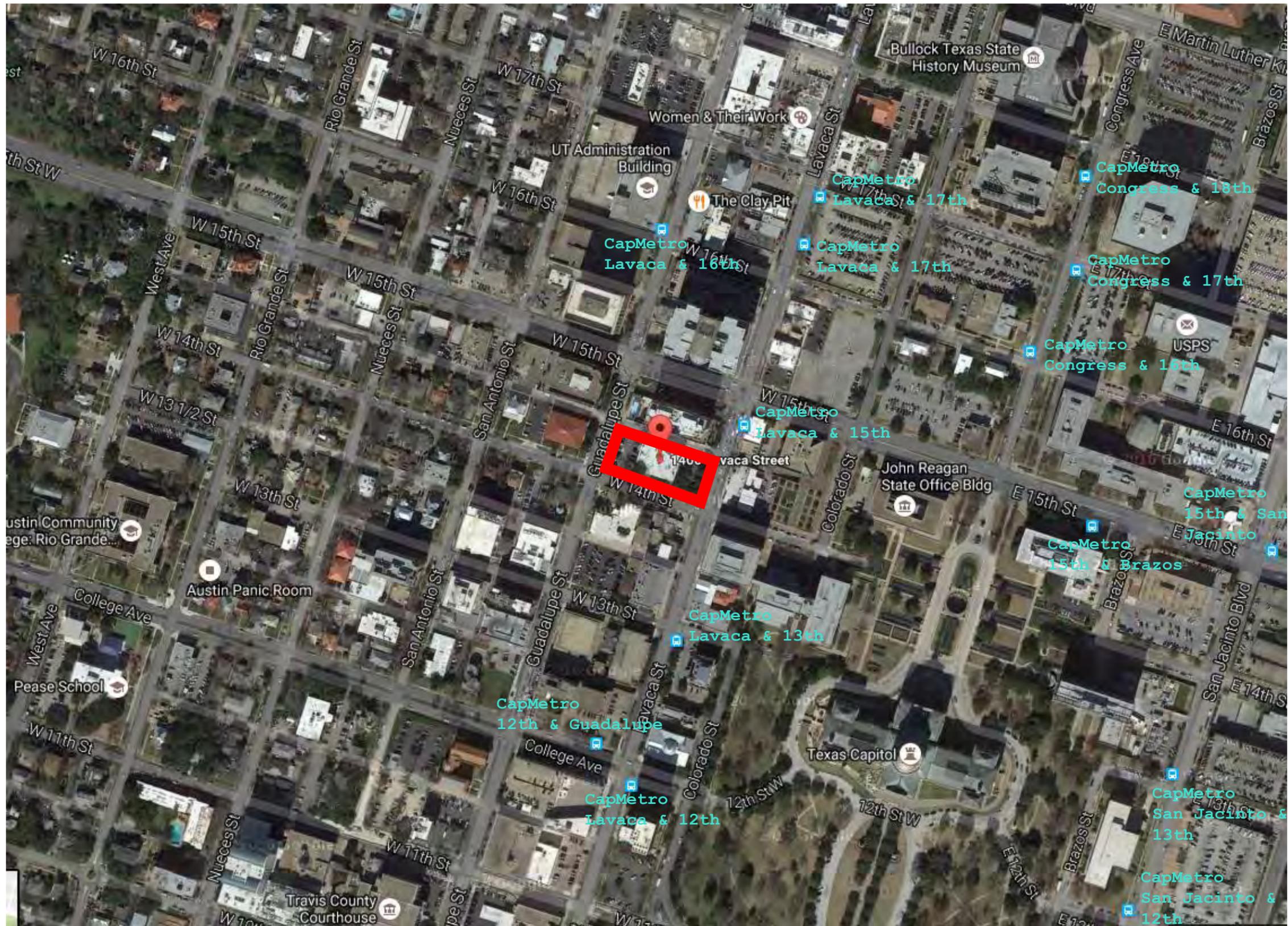
Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING: DMU-COE

Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

© 2016 Jones | Carter
Projects\BEST_CZ_Properties, LLC\001-001_1400 Lavaca Redevelopment\2_Design\Phase\04 - Site Plan.dwg
10/20/2016 10:58:38 AM

SITE DEVELOPMENT PERMIT PLANS - 1400 LAVACA REDEVELOPMENT
SP-2016-0452C





AUSTIN ENERGY GREEN BUILDING Letter of Intent

This Letter of Intent demonstrates the intent of CZ Properties LLC (Participant's Company Name) to complete the necessary requirements to achieve an Austin Energy Green Building (AEGB) Two Star Rating for a development / project that requires this rating.

Project Name: 1400 Lavaca
Project Address: 1400 Lavaca Street, Austin, TX 78701
Developer/Owner: CZ Properties LLC

This Letter of Intent must be included with the Administrative Site Plan application for all projects requiring an AEGB Rating. Signing this Letter demonstrates knowledge of this requirement and the process necessary to achieve an AEGB Rating. For best results, meet with an AEGB representative early in the design process. To achieve an AEGB Rating:

- I. Submit a **Participation Request** or **Completed "Project Team" and "Project Information" Tabs** within the **AEGB Rating Packet** to an AEGB representative prior to or within Schematic Design Phase.
- II. Submit a completed and signed **AEGB Conditional Approval** with the Building Permit application. AEGB will issue a Conditional Approval upon satisfactory review of the project's construction documents, including plans, specifications, mechanical plans, Manual J calculation (applicable for multi-family and single family projects), and the AEGB Rating Packet.
- III. Schedule AEGB inspections (separate from City of Austin inspections) of the project with the AEGB representative
 - a) After interior mechanical equipment has been installed and prior to installation of insulation.
 - b) At substantial completion of construction.
- IV. Submit a completed and signed **AEGB Final Approval** to receive the Certificate of Occupancy for this project. AEGB will issue a Final Approval upon substantial completion of the project and satisfactory fulfillment of the AEGB Rating, as described in Section 7 of the Building Criteria Manual.

This Letter of Intent is entered into by the parties, acting through their duly authorized representatives, effective as of the later of two signature dates entered below:

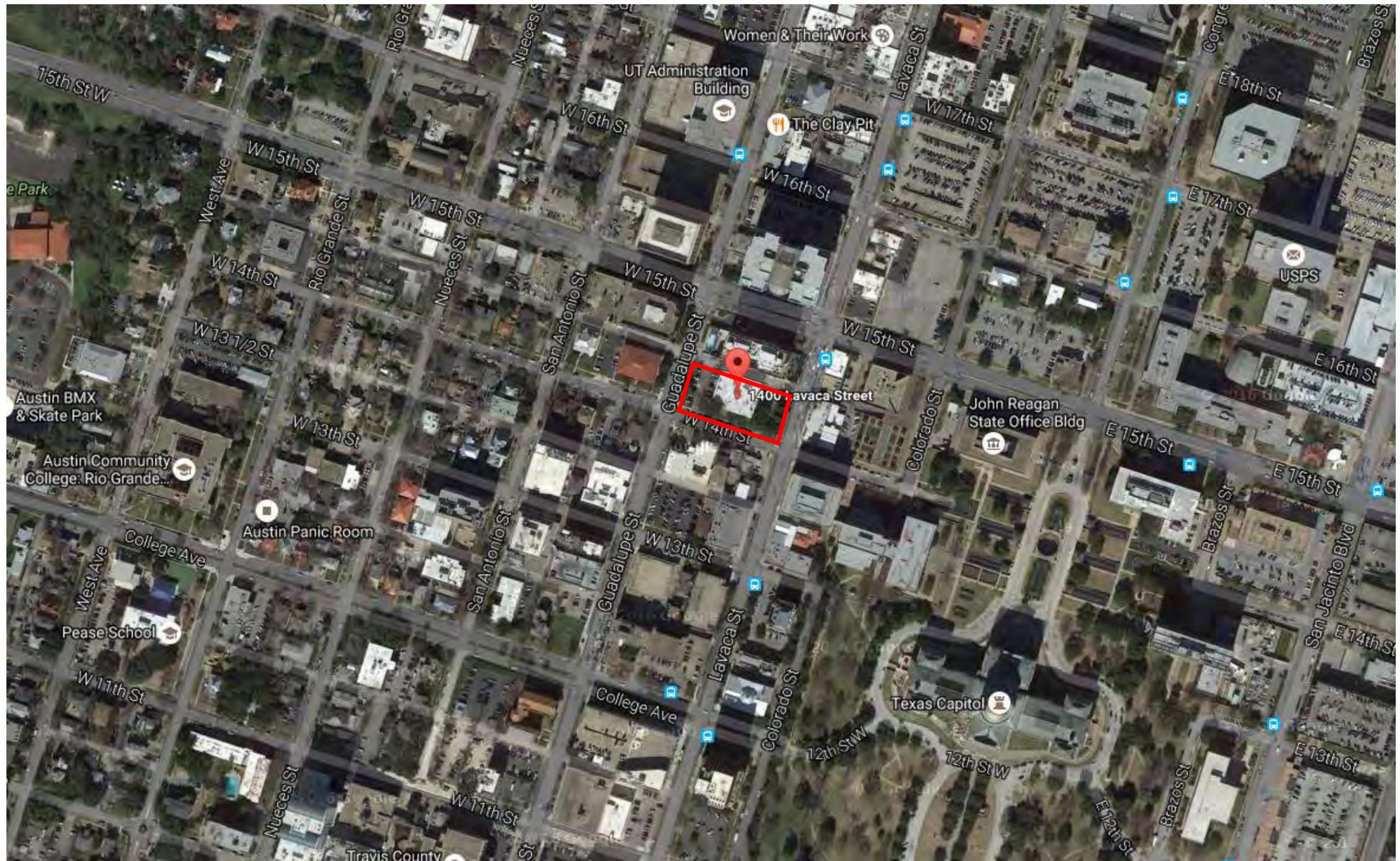
PARTICIPANT:

Name: FRANK SCHAEFER
Signature: [Signature]
Title: Owner Agent
Phone Number: 512-467-7979
Date: 9/22/16

AUSTIN ENERGY GREEN BUILDING:

Name: _____
Signature: _____
Title: _____
Phone Number: _____
Date: _____





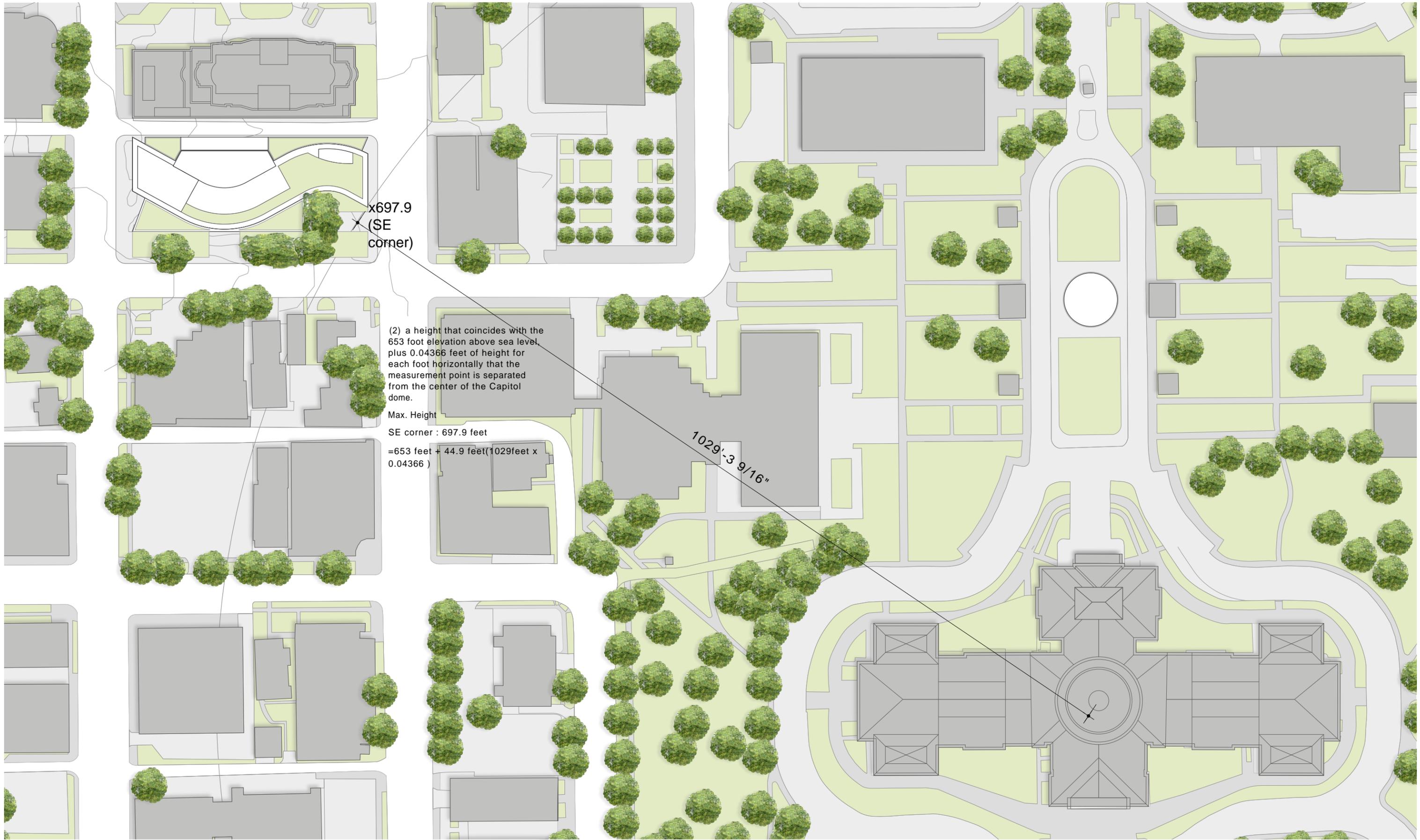


SCHEMATIC DESIGN



DRAWING LIST - SD

A-000	COVER SHEET - 3D VIEWS
A-001	DRAWING LIST
A-010	SITE CONTEXT PLAN
A-020	GRID SETOUT PLAN
A-101	FLOOR PLAN - 1F
A-102	FLOOR PLAN - 2F
A-103	FLOOR PLAN - 3-5F
A-106	FLOOR PLAN - 6F
A-107	FLOOR PLAN - 7F
A-108	FLOOR PLAN - 8F
A-109	FLOOR PLAN - 9-12F
A-113	FLOOR PLAN - ROOF
A-171	BUILDING SECTION - TRANSVERSE - NS
A-175	BUILDING SECTION - PARKING RAMP
A-181	BUILDING ELEVATION - EAST AND WEST
A-182	BUILDING ELEVATION - SOUTH
A-183	BUILDING ELEVATION - NORTH
A-301	Core Plan, Ground Floor
A-302	Core Plan, 2 nd Floor
A-303	Core Plan, Typical Parking Floors
A-307	Core Plan, 7th Floor
A-309	Core Plan, Typical Office Floors
A-312	Core Plan, Roof
A-315	Core Plans, East Egress Stair
A-321	Stair Sections, West Egress Stair
A-322	Axonometric, West Egress Stair
A-323	Stair Sections, East Egress Stair
A-324	Axonometric, East Egress Stair
X-001	Code Summary and Analysis, Page 1
X-002	Code Summary and Analysis, Page 2
X-003	Code Summary and Analysis, Page 3
X-004	Code Summary and Analysis, Page 4
X-051	Occupant Load and Required Plumbing Fixtures
X-103	Life Safety Diagram, Typical Parking Floors
X-109	Life Safety Diagram, Typical Office Floors
X-200	AREA SCHEDULE

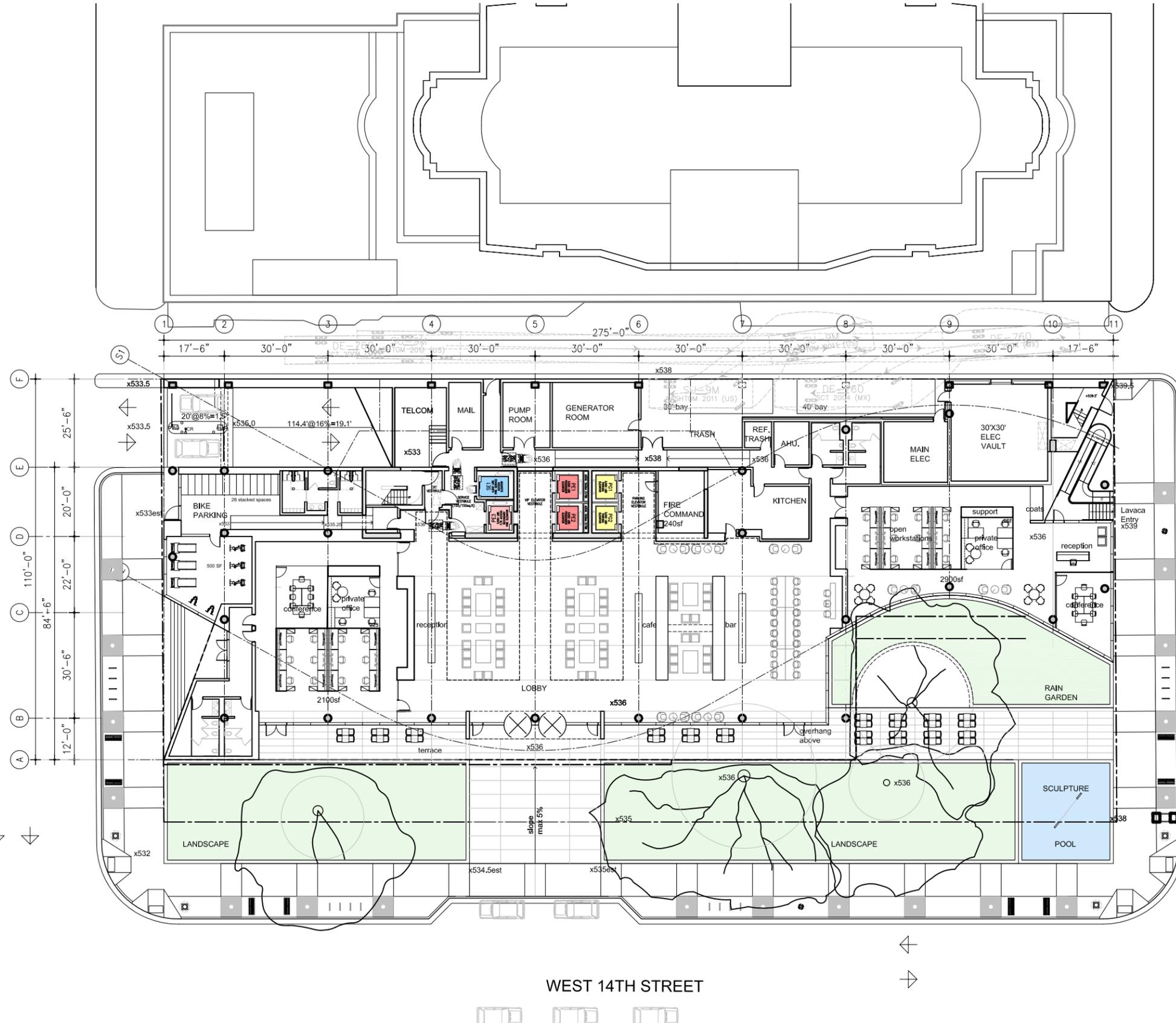


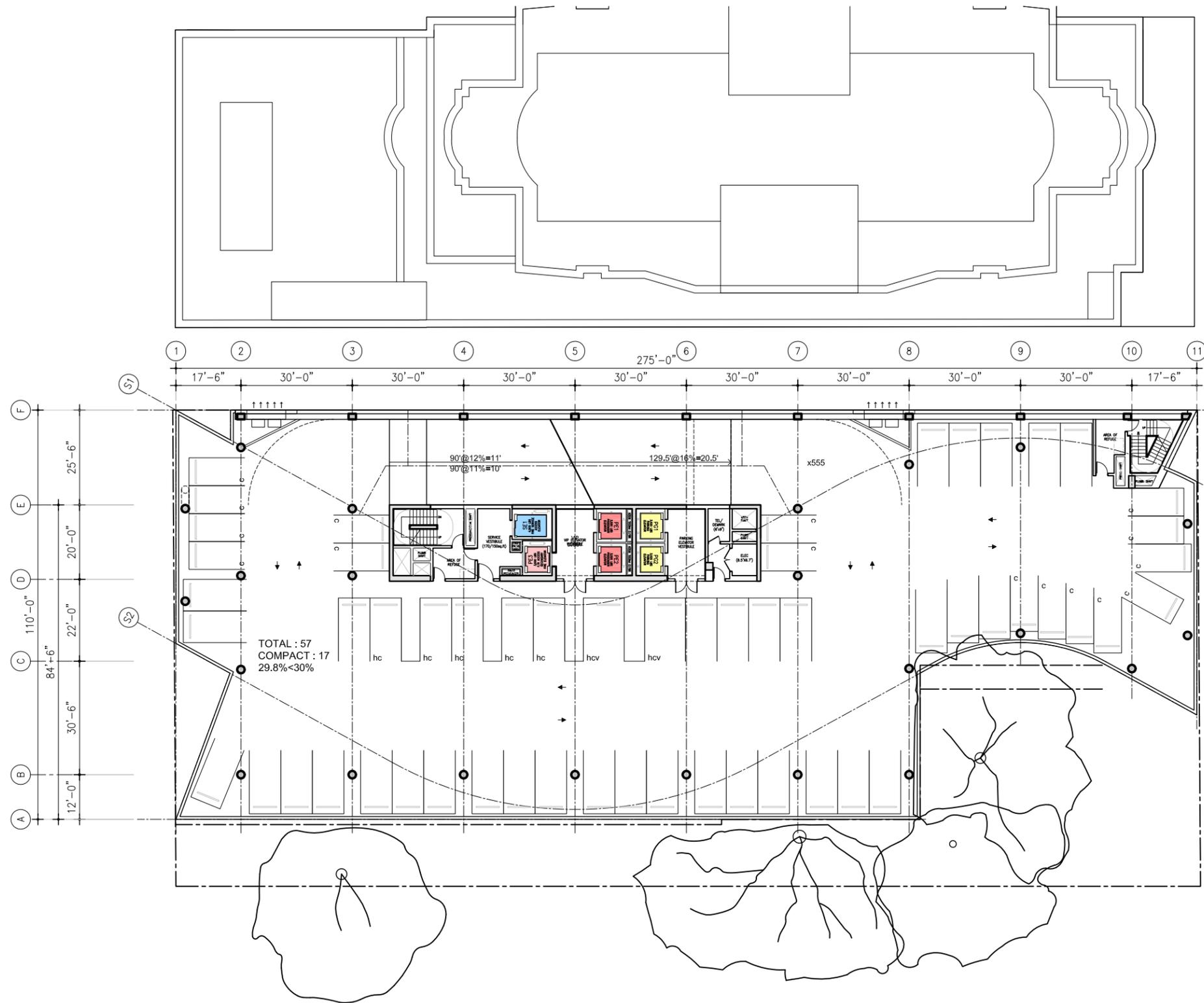
GUADALUPE STREET

LAVACA STREET

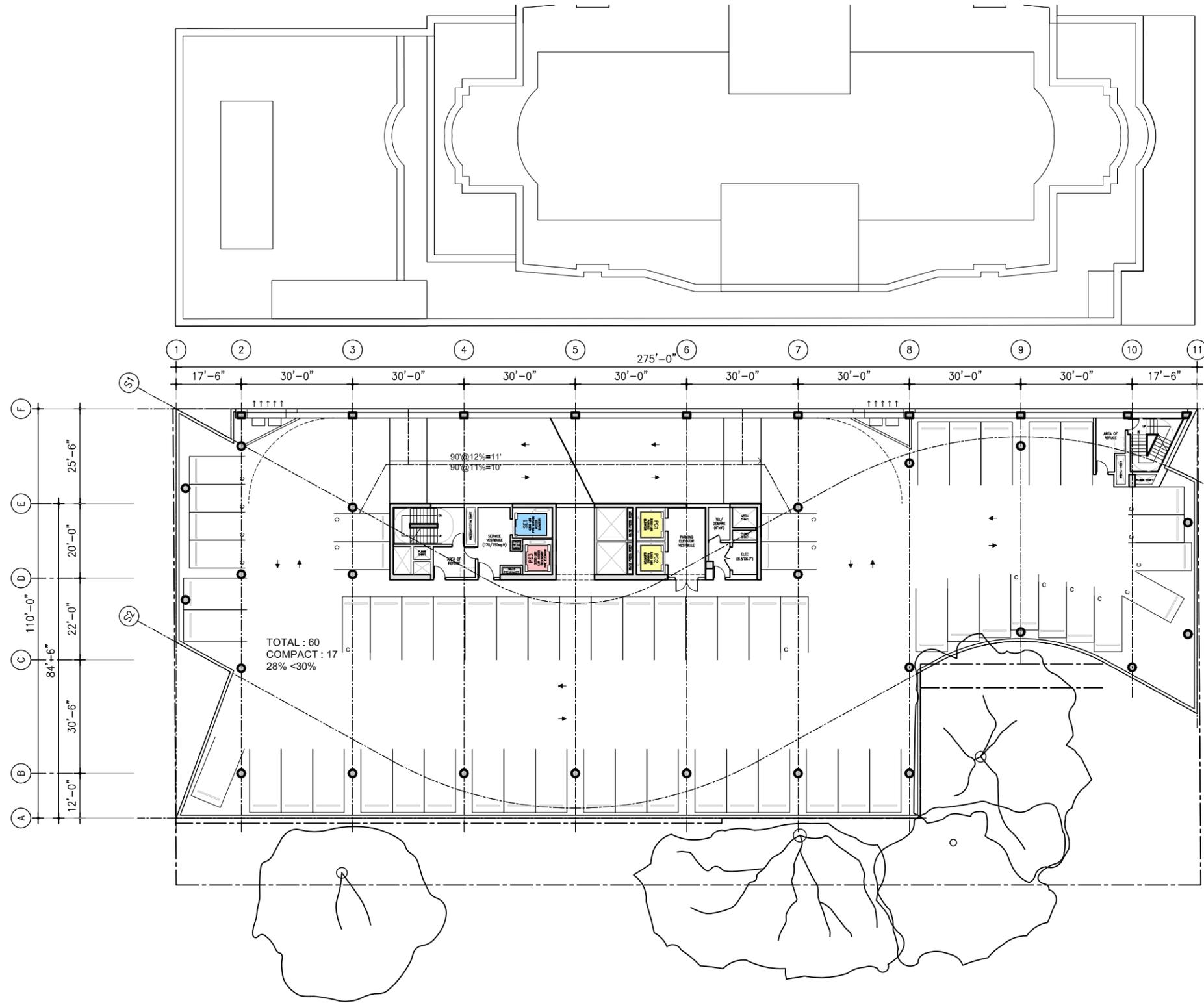
WEST 14TH STREET

GROUND FLOOR

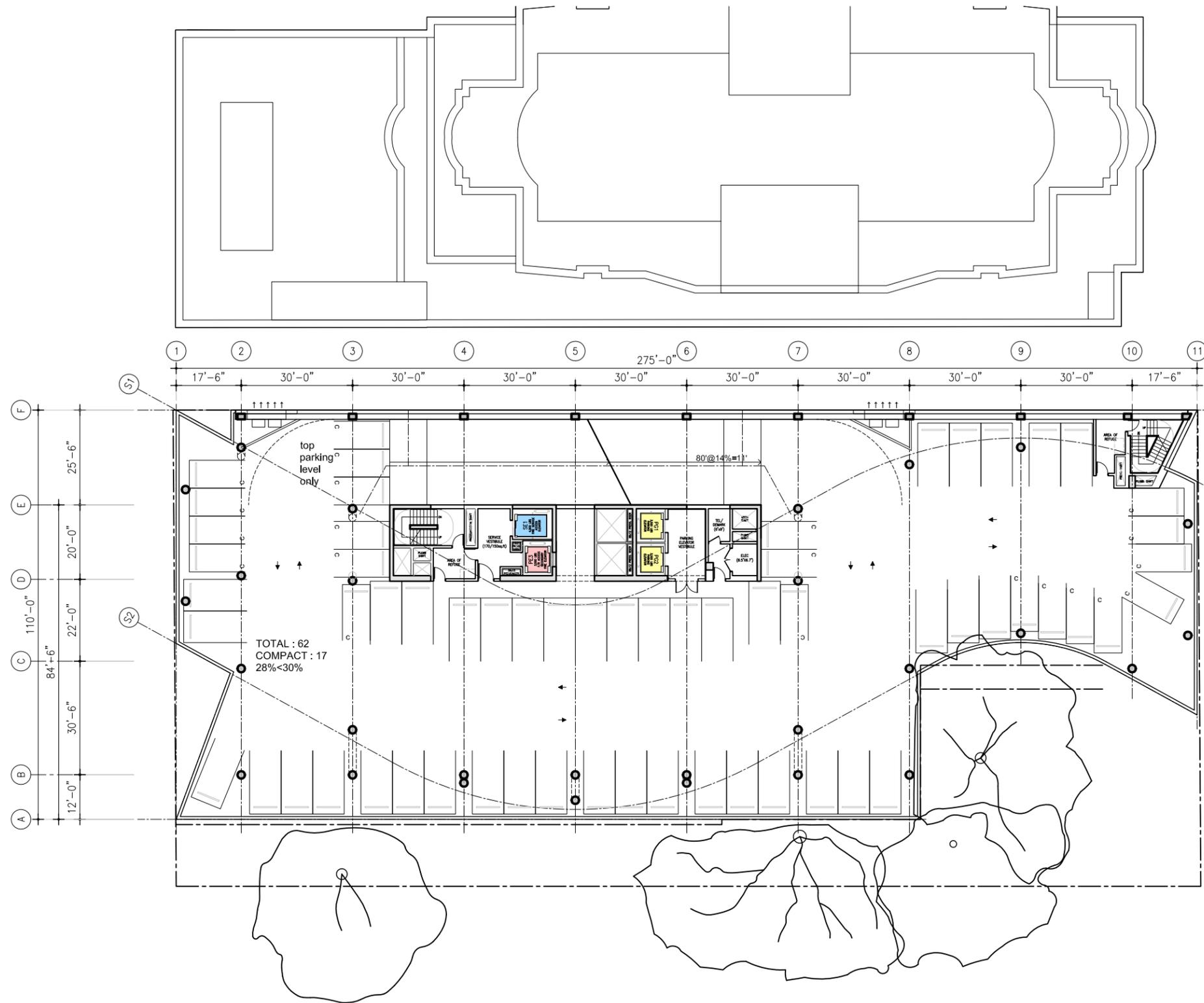




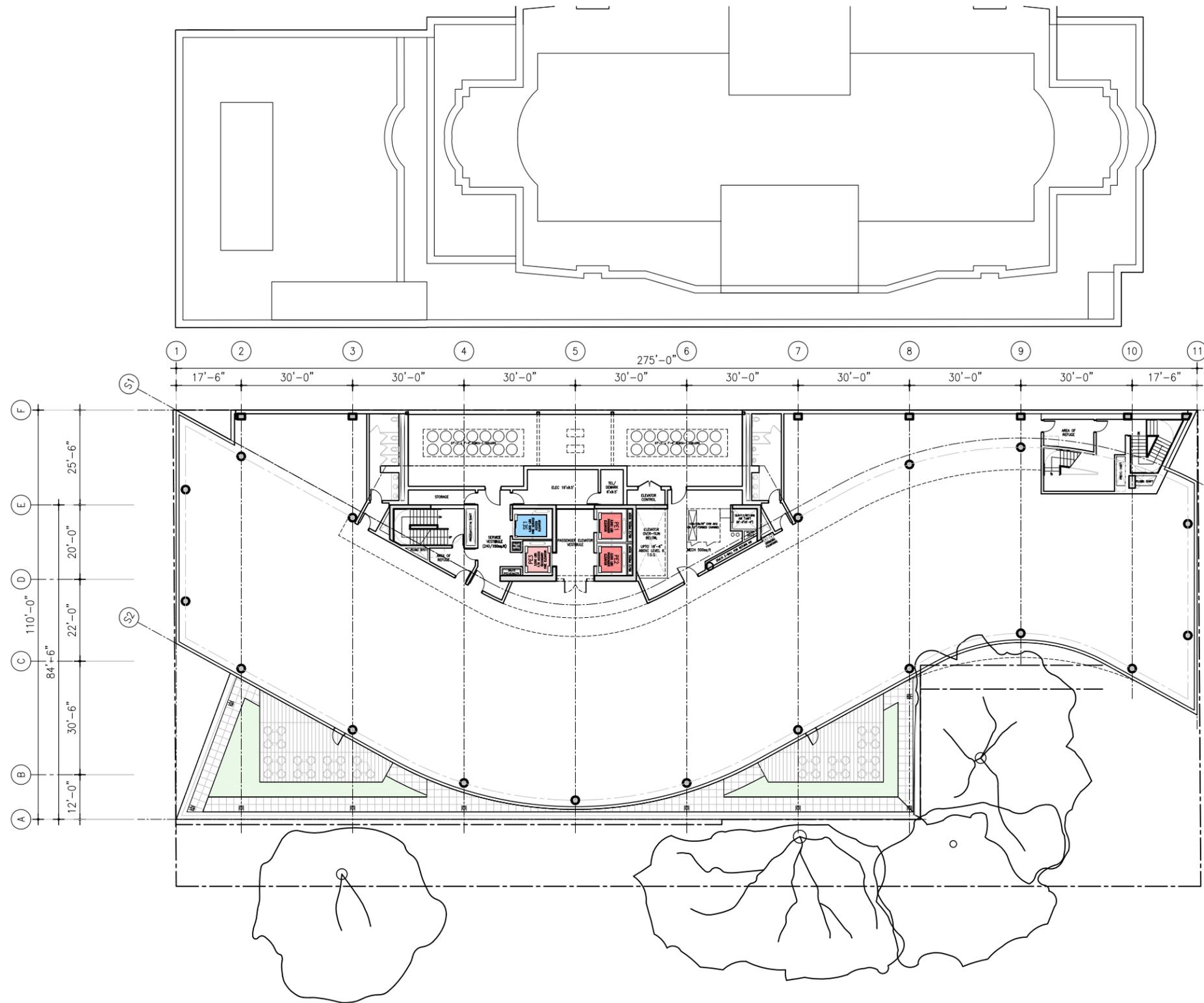
2F-PARKING 1



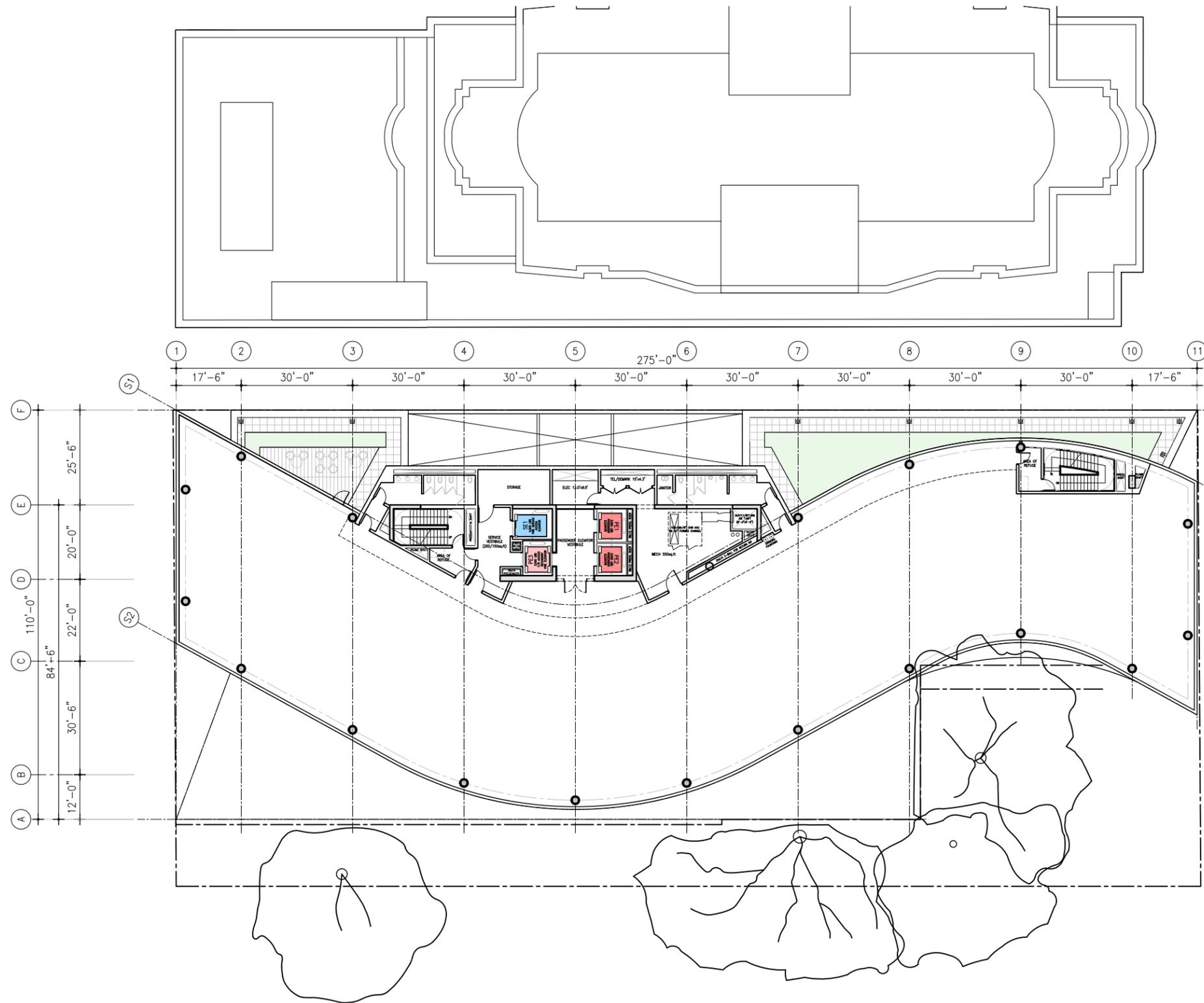
3F-PARKING 1



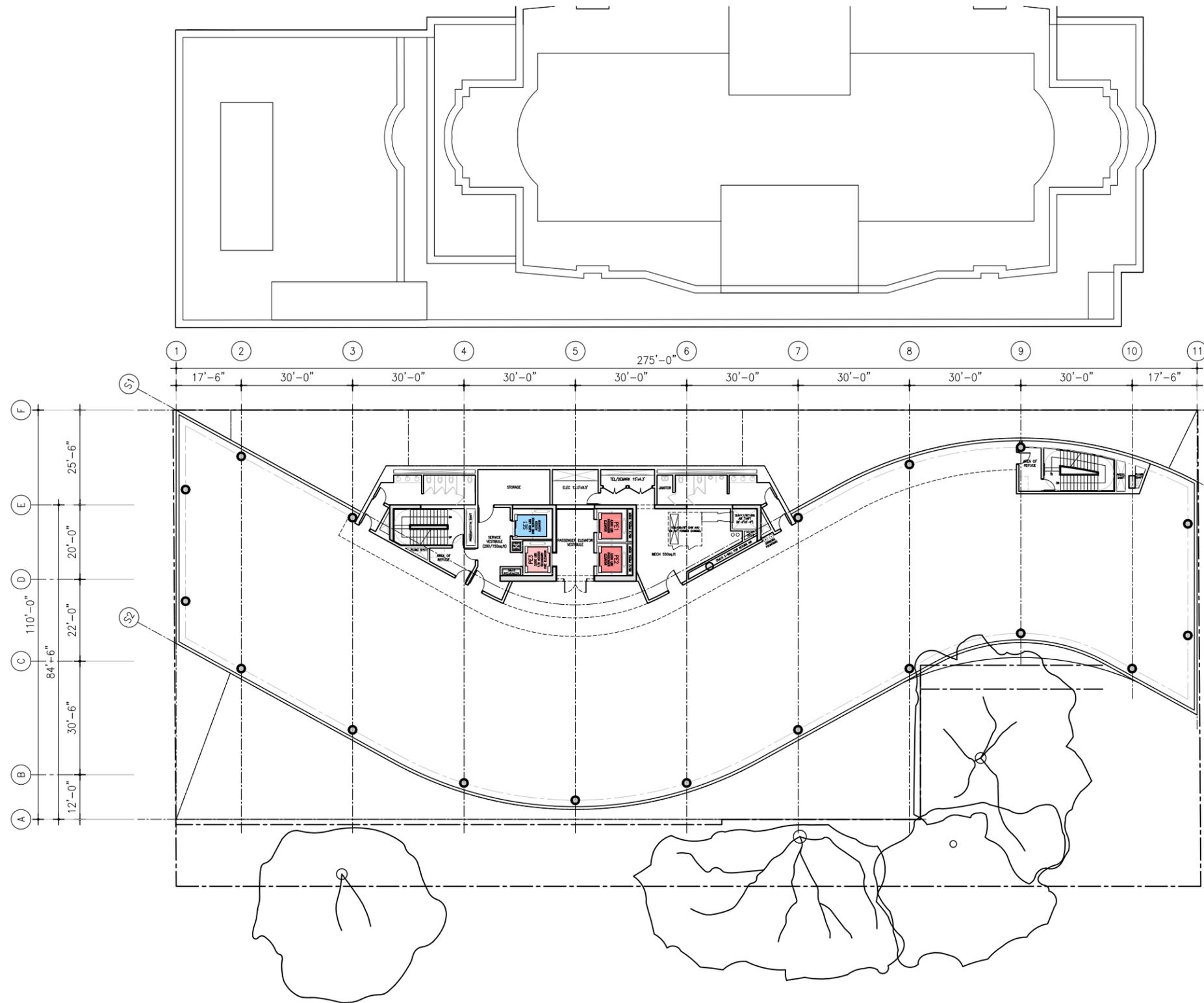
6F-PARKING 5



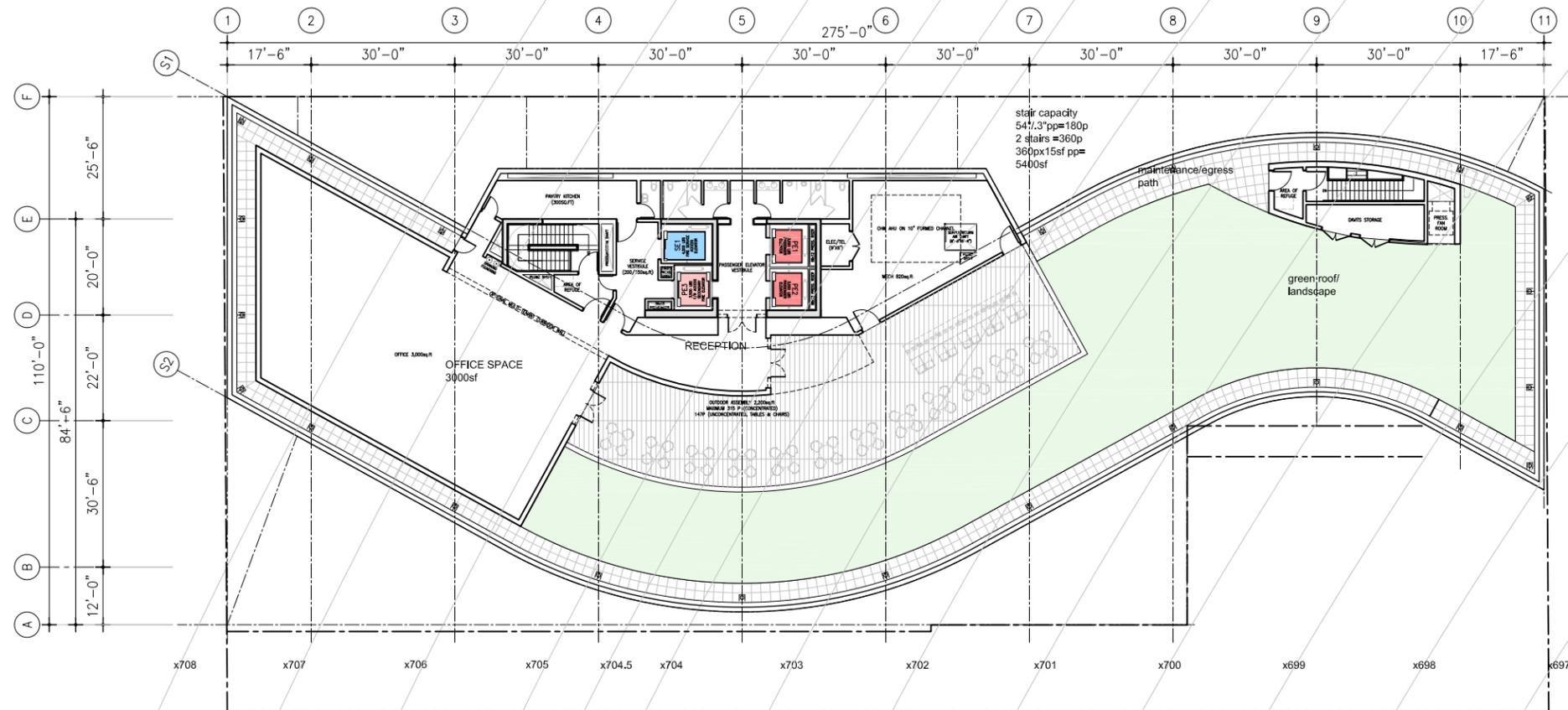
7F-OFFICE 1



8F-OFFICE 2



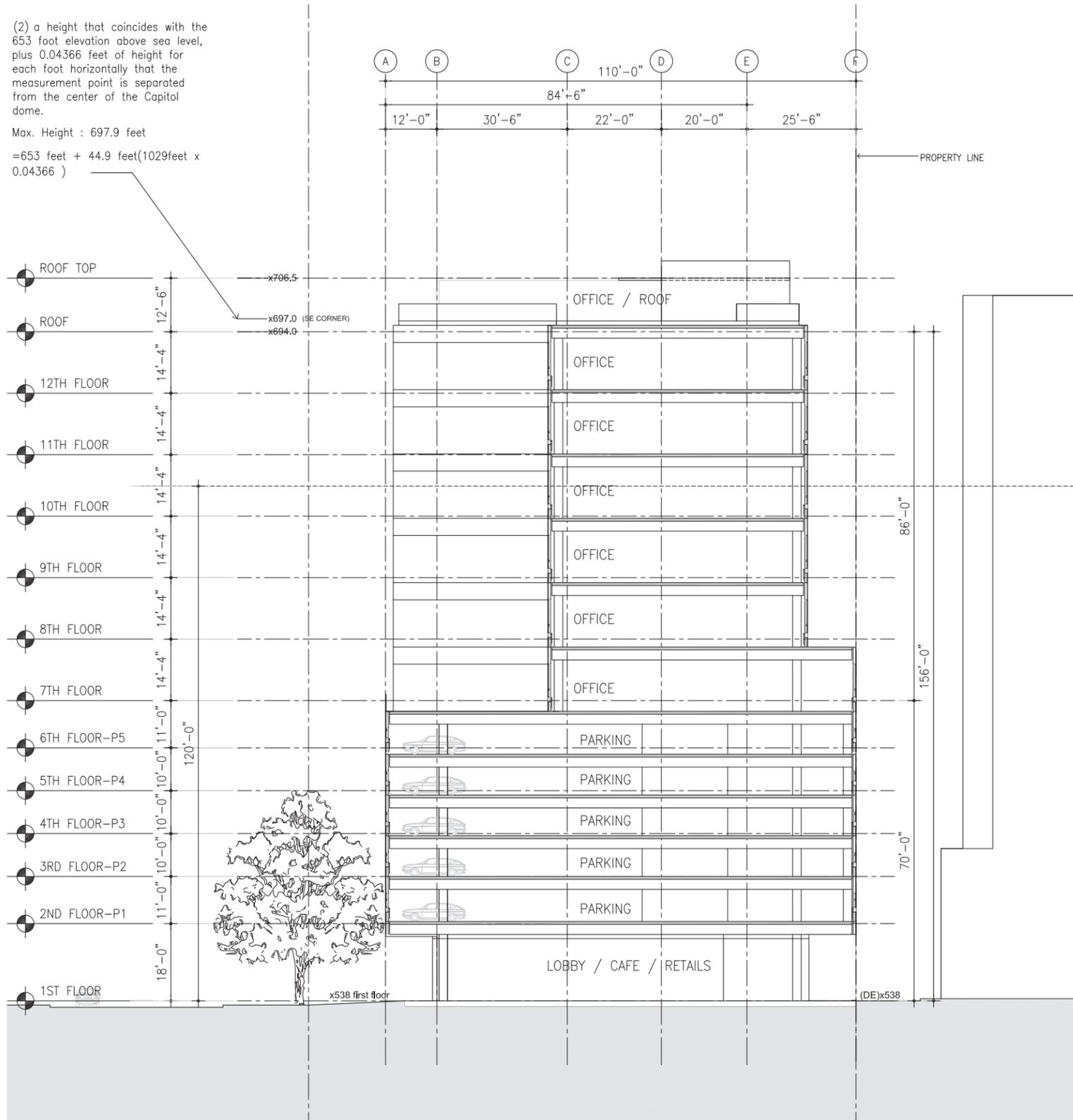
9F-OFFICE-TYP.



ROOF TERRACE

(2) a height that coincides with the 653 foot elevation above sea level, plus 0.04366 feet of height for each foot horizontally that the measurement point is separated from the center of the Capitol dome.

Max. Height : 697.9 feet
 =653 feet + 44.9 feet(1029feet x 0.04366)



SHEET NOTES

GENERAL NOTES

KEY PLAN

CZ PROPERTIES

1400 LAVACA
 AUSTIN, TX 78701



OWNER
 CZ PROPERTIES
 1400 LAVACA
 AUSTIN, TX 78701
 Tel: 512.867.8100
 Fax: 512.867.8101

ARCHITECT OF RECORD
 GENSLER
 212 Lavaca Street Suite 350
 Austin, TX 78701
 Tel: 512.867.8100
 Fax: 512.867.8101

DESIGN ARCHITECT
 PEI COBB FRIED & PARTNERS ARCHITECTS LLP
 88 Pine Street, 2nd Floor
 New York, NY 10005
 Tel: 212.351.3122
 Fax: 212.872.5443

STRUCTURAL ENGINEER
 WALTER P. MOORE
 221 West 6th Street, Suite 800
 Austin, Texas 78701
 Tel: 512.867.8100
 Fax: 512.867.8101

MEP ENGINEER
 WYLLIE
 6101 W. Courtyard Drive, Bldg. 4, Suite 425
 Austin, Texas 78730
 Tel: 512.867.8100
 Fax: 512.867.8101

LANDSCAPE ARCHITECT
 StudioWIG
 212 Lavaca Street Suite 350
 Austin, TX 78701
 Tel: 512.867.8100
 Fax: 512.867.8101

CIVIL
 JONES | CARTER
 1701 Directors Blvd., Ste. 400
 Austin, Texas 78744
 Tel: 512.685.5147
 Fax: 512.445.2286

LEED CONSULTANT
 Center for Maximum Potential Building Systems
 8804 F.M. 968 • Austin, TX
 78724
 Tel: 512.926.4786
 Fax: 512.445.2286

△ Date Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

1400 Lavaca Office Project

Project Number

25.1318.000

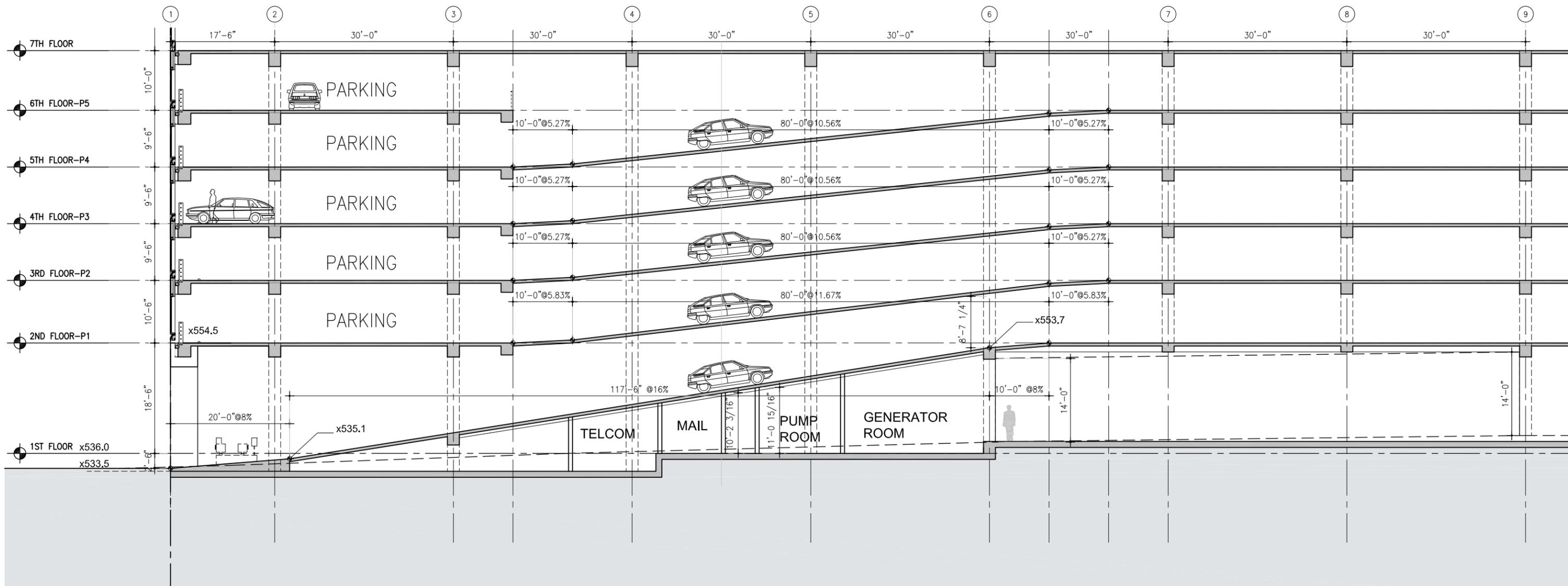
Description

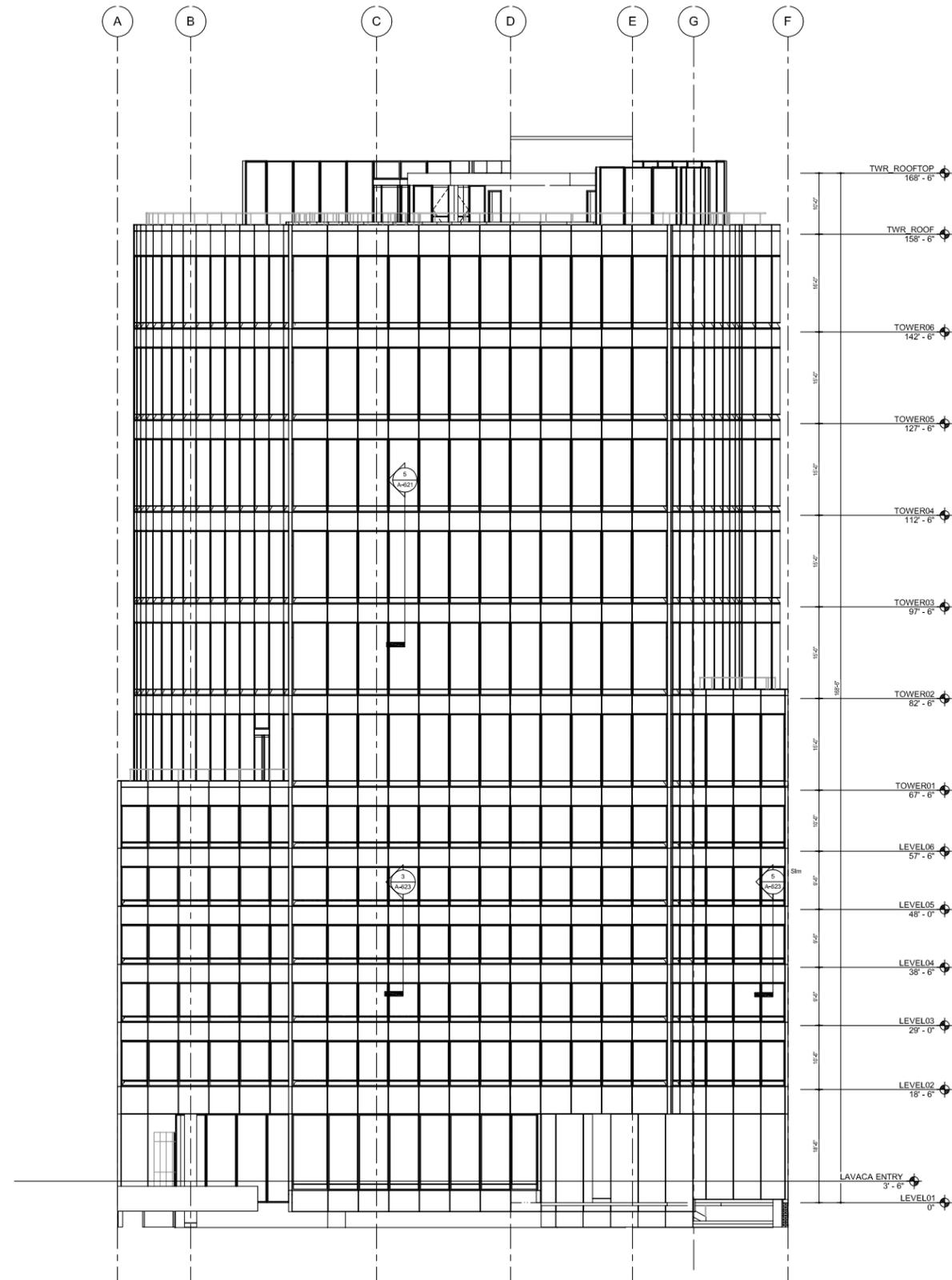
BUILDING STACKING SECTION

Scale

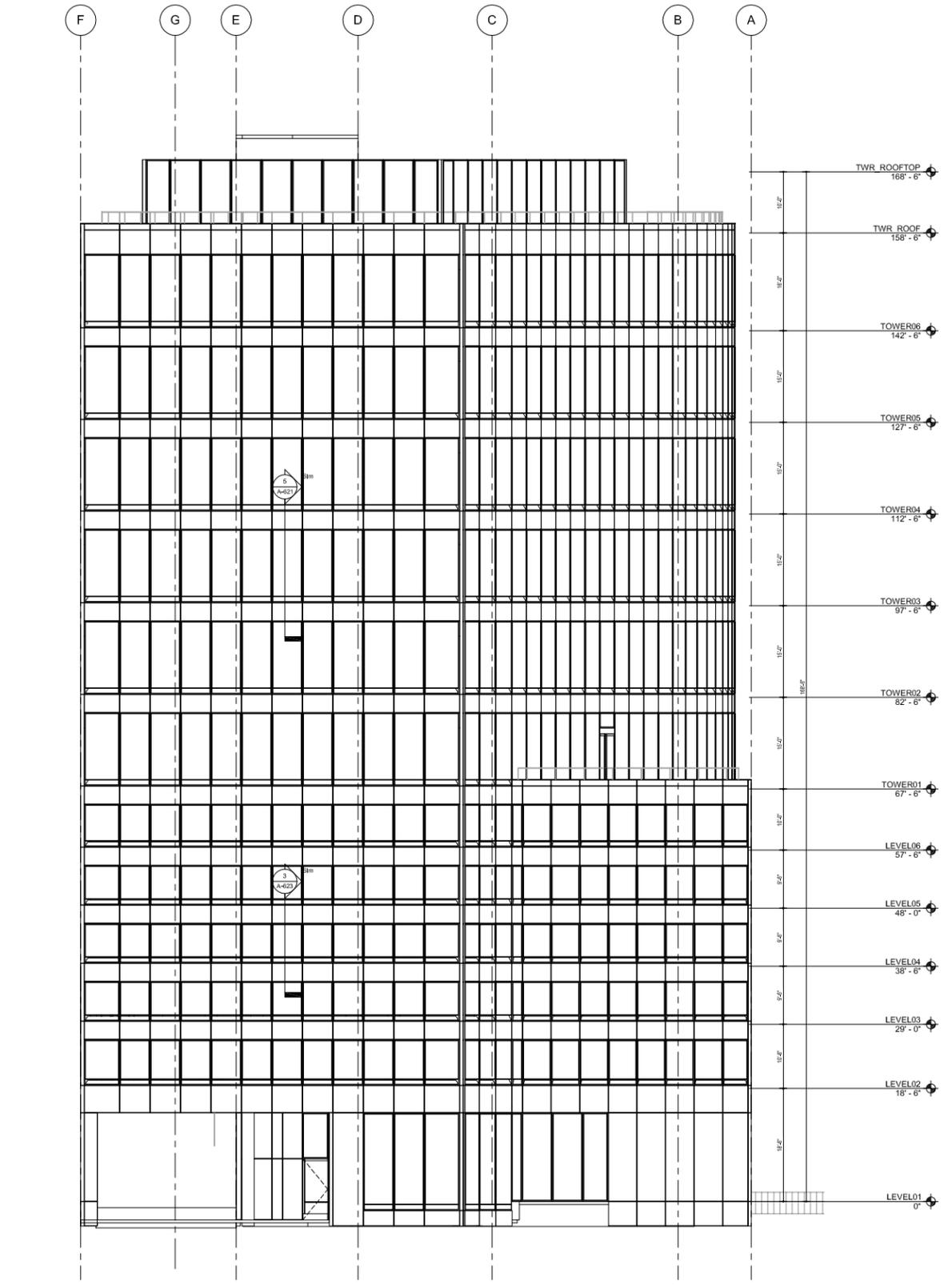
3/32" = 1'-0"

A70.402

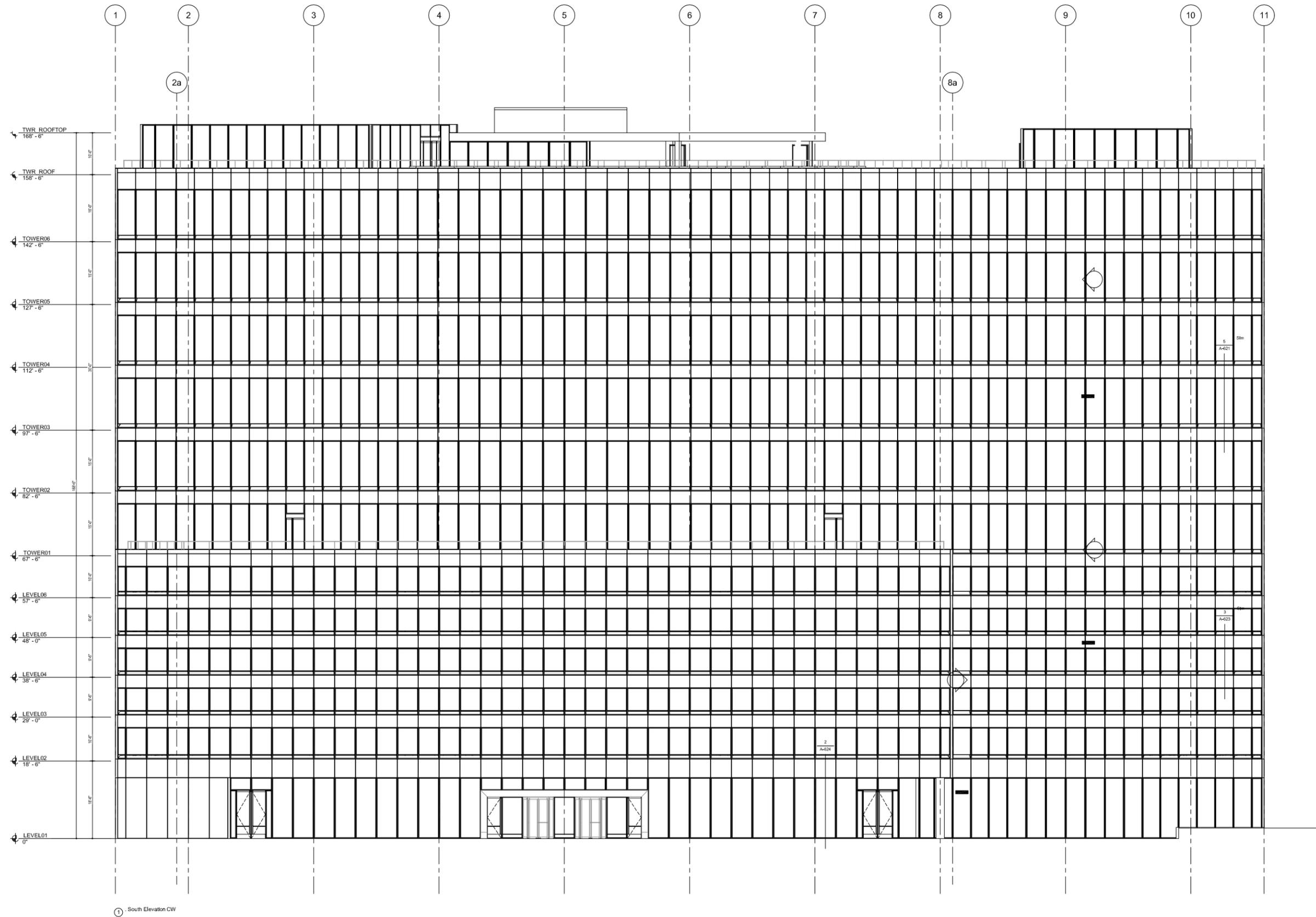




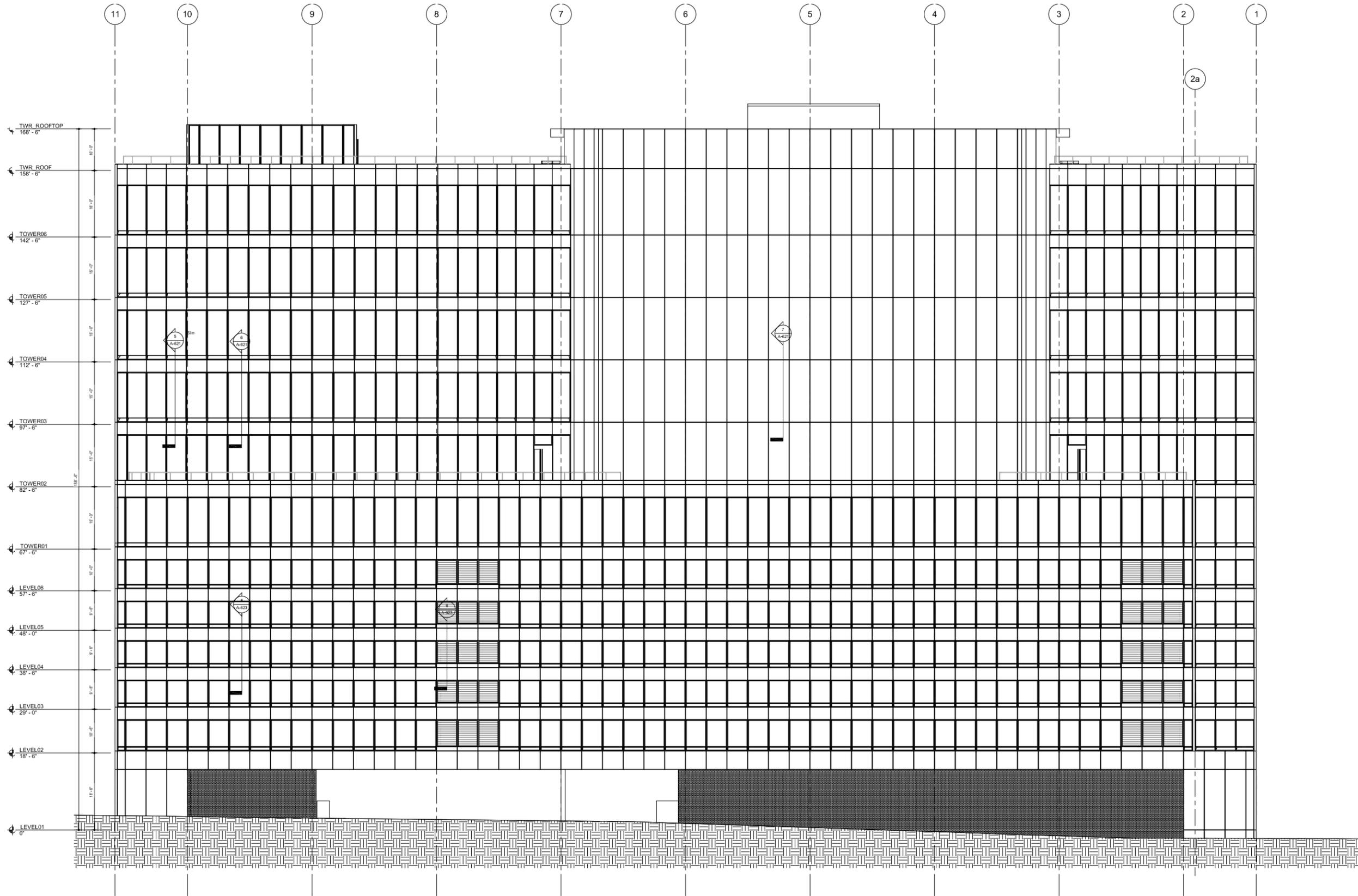
① - East Elevation CW



② - West Elevation CW



① - South Elevation CW



① North Elevation CW
1/8" = 1'-0"

[CZ Properties] DDBP Request
Review of Substantial Compliance with UD Guidelines

Area Wide Guidelines			
	Guideline	Achieved? (Yes/No)	Applicant's Comments
1	AW-1: Create dense development	Yes	The project consists of a high rise bldg approximately 171' tall with a gross floor area of about 145,200 SF.
2	AW-2. Create mixed-use development	Yes	The ground floor contains leasable office space, lobby and small café. First floor amenities also include bike parking, a gym, and showers.
3	AW-3. Limit development which closes downtown streets	no	
4	AW-4. Buffer neighborhood edges	no	
5	AW-5. Incorporate civic art in both public and private development	Yes	Civic art is proposed for the southeast corner of the site.
6	AW-6. Protect important public views	Yes	Building is below capitol dominance height restrictions.
7	AW-7. Avoid historical misrepresentations	no	
8	AW-8. Respect adjacent historic buildings	no	
9	AW-9. Acknowledge that rooftops are seen from other buildings and the street	Yes	Building contains 3 separate roof top terraces and limited landscaping.
10	AW-10. Avoid the development of theme environments	no	
11	AW-11. Recycle existing building stock	no	Not possible with existing concrete structure.

Public Streetscape Guidelines			
12	PS-1. Protect the pedestrian where the building meets the street	Yes	Sidewalks are widened per great streets and the main entry pathways are among large heritage trees. The main entries all are covered by building cantilevers overhead.
13	PS-2. Minimize curb cuts	Yes	Curb cuts are only at the garage entry and the block's central alley. Current development has two curb cuts while the proposed development only has one.

[CZ Properties] DDBP Request
Review of Substantial Compliance with UD Guidelines

14	PS-3. Create a potential for two-way streets	no	The entry to the garage is off of Guadelupe which is a one-way street, and the alley is between Guadelupe and Lavaca which are both one way streets.
15	PS-4. Reinforce pedestrian activity	Yes	Sidewalks are designed to meet Great Streets standards and building entrance is easily accessible from sidewalks.
16	PS-5. Enhance key transit stops	no	
17	PS-6. Enhance the streetscape	Yes	Sidewalks are designed to meet Great Streets standards
18	PS-7. Avoid conflicts between pedestrians and utility equipment	Yes	Sidewalks are designed to meet Great Streets standards.
19	PS- 8. Install street trees	Yes	Street trees are designed to meet Great Streets standards.
20	PS- 9. Provide pedestrian-scaled lighting	Yes	Street light spacing is designed to meet Great Streets standards.
21	PS- 10. Provide protection from cars/promote curbside parking	Yes	Sidewalks are designed to meet Great Streets standards; current plan shows parking on 14th street.
22	PS-11. Screen mechanical and utility equipment	Yes	All exterior mechanical equipment will be on the 7th level mechanical yard behind an exterior screen, or on the 13th level roof.
23	PS-12. Provide generous street-level windows	Yes	Curtain wall glazing is the level one exterior envelope on all street sides, apart from the alley side and stairwells.
24	PS-13. Install pedestrian-friendly materials at street level	Yes	All sidewalks are designed to meet the Great Streets standards.

Building Guidelines

	B- 1. Build to the street	Not all sides	Protecting existing heritage trees prevents the developer from building to the street on all sides.
	B- 2. Provide multi-tenant, pedestrian-oriented development at the street level	Yes	The ground level contains leasable office space, a small café, a lobby and more leasable meeting space.
	B-3. Accentuate primary entrances	Yes	Main entry is accentuated by a curved entry court with a rain garden, trees and curved paving patterns.

[CZ Properties] DDBP Request
Review of Substantial Compliance with UD Guidelines

B- 4. Encourage the inclusion of local character	Yes	owner/main tenant is key to local austin culture.
B- 5. Control on-site parking	Yes	parking will be on levels 2-6 and have screening of headlights ffrom context.
B- 6. Create quality construction	Yes	Yes, the exterior will be a combination of high quality curtain wall glazing, aluminum composite metal panels, concrete, and landscaping.
B- 7. Create buildings with human scale	Yes	The ground level in particular will have elements and materials with varying scales of texture, landscaping and outdoor spaces for eating.

Plaza and Open Space Guidelines

PZ-1. Treat the four squares with special consideration	no	
PZ- 2. Contribute to an open space network	Yes	Building Entry will be connected to pedestrian circulation routes of the adjacent streetscape.
PZ- 3. Emphasize connections to parks and greenways	Yes	Building is designed to provide view of the State Capitol and associated green space. Bike racks will be provided as part of the great streets requirements to allow for bicycle storage opportunities in the public ROW.
PZ- 4. Incorporate open space into residential development (pool, deck, dog area)	no	
PZ- 5. Develop green roofs	no	Partial green roof is contemplated for the roof of the project.
PZ- 6. Provide plazas in high use areas	Yes	Project will include an entry plaza on the ground floor connecting the streetscape to the building entry.
PZ- 7. Determine plaza function, size, and activity	Yes	Plaza will include a visual buffer between the street and building face. Plaza will include passive programming such as seating areas, furnishings and landscape spaces.
PZ- 8. Respond to microclimate in plaza design	Yes	Plaza location will be sited on the southern and southeastern edges of the property to allow for southeastern breezes to enter the plaza.

[CZ Properties] DDBP Request
Review of Substantial Compliance with UD Guidelines

PZ- 9. Consider views, circulation, boundaries, and subspaces in plaza design	Yes	Plaza will open onto the streetscape and include a direct route to the building entrance.
PZ- 10. Provide an appropriate amount of plaza seating	Yes	Plaza space will incorporate streetscape and include a direct route to the building entrance.
PZ- 11. Provide visual and spatial complexity in public spaces	Yes	Exterior public seating area to have rain garden, exterior seating and large heritage trees along a building ground level that is a covered buffer zone from the levels above.
PZ- 12. Use plants to enliven urban spaces	Yes	Yes, rain garden to be adjacent to sidewalk along with heritage trees and native plantings.
PZ- 13. Provide interactive civic art and fountains in plazas	TDB	
PZ- 14. Provide food service for plaza participants	TBD	
PZ- 15. Increase safety in plazas through wayfinding, lighting, & visibility	Yes	Building entry will be lighted and inviting, creating a visual wayfinding element from the streetscape to the building entrance.
PZ- 16. Consider plaza operations and maintenance	Yes	Landscape spaces will include native drought tollerant plant material within the plaza and adjacent space landscape design.

Conclusions

Total number of Urban Design Guidelines	33	
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